



23 Fewcott Road, Fritwell, OX27 7QA

Guide Price £350,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A spacious detached bungalow, in a non-estate village location. The bungalow offers up to four bedrooms, two or three reception rooms, a bathroom and a separate shower room. Outside there is parking, front garden and a back garden which backs onto playing fields. The property is of non-standard constructions (see notes in material information).

MATERIAL INFORMATION

An extended detached bungalow, originally a Woolaway non-standard construction property with later extensions. We advise all prospective buyers, who require a mortgage, to check with their lender or professional adviser about mortgage funding for this specific property. Mains; electricity, water and drainage are connected. Heating via electric room heaters. Broadband - according to Ofcom - all broadband speeds up to and including Ultrafast are available.

Mobile phone availability - according to Ofcom - indoors all providers are predicted to have limited coverage for both voice and data with the exception of 02 who are likely to have voice coverage. Outdoors - all service providers are likely to have coverage for both voice and data.

Local Authority: Cherwell District Council - D. EPC - F





Key Features

- A substantial detached bungalow
- Up to four bedrooms
- Two or three reception rooms
- Bathroom and separate shower room
- Gardens and parking
- Popular and attractive village
- Non-standard construction, (please see note under material information and check with your proposed lender or professional financial adviser in respect of mortgage finance)
- See our website for up-to-date material information.

The Location

Enjoying a pleasant non-estate position and backing onto playing fields. Fritwell is an attractive and popular village with; a well regarded primary school, a butchers/post office, village hall and an active community. Bicester (is five miles), providers for all everyday needs as well as having mainline railway services to Oxford, Birmingham and London Marylebone. Junction 10 of the M40 is easily accessible.

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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This floor plan shows a 4-bedroom house with a conservatory and a utility room. The layout includes a front entrance leading into a living room, which is adjacent to a dining room and a kitchen. The kitchen features a sink, stove, and oven. A bathroom is located near the kitchen. The house has four bedrooms, each with its own dimensions in feet and inches, as well as meters. A conservatory is attached to the back of the house, and a utility room is located between the conservatory and the living room. A north arrow is shown in the top right corner.

Room	Dimensions (ft x in)	Dimensions (m x m)
Bedroom 1	18'11 x 9'5	5.77 x 2.86m
Bedroom 2	14'6 x 9'1	4.43 x 2.76m
Bedroom 3	10'11 x 9'5	3.34 x 2.86m
Bedroom 4	11'1 x 9'3	3.37 x 2.81m
Dining Room	12'4 x 9'4	3.76 x 2.85m
Kitchen	13'6 x 8'7	4.12 x 2.61m
Living Room	15'8 x 11'3	4.77 x 3.42m
Conservatory	8'0 x 6'8	2.45 x 2.02m
Utility	5'11 x 5'2	1.81 x 1.57m

Ground Floor